

27B HIGH STREET, HODDESDON, EN11 8SX



**A PROMINENT GROUND FLOOR A1
RETAIL LOCK UP SHOP PREMISES**

906 SQ FT



TO LET - NEW LEASE

LOCATION:

The building stands overlooking the busy southern approach into Hoddesdon High Street, a short distance past the Londis PFS adjacent to Pizza Hut delivery and Marconato Italian restaurant. Other occupiers within close proximity include Shepherds Estate Agents, Delight Café, Hoddesdon Express Groceries, Nationwide Building Society and Subway.

Other occupiers within the town include Morrison, Tesco, Sainsbury, Iceland, Aldi, Boots Opticians and Peacocks. There are several public car parks in the town centre along Taverners Way and Burford Street, with Morrison, Sainsbury and Aldi car parks operated to the benefit of town centre visitors.

Hoddesdon is a strong market town some 8 miles due north of junction 25 of the M25. The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

The rail network is available from Rye Park and Broxbourne whilst London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

DESCRIPTION:

An all ground floor A1 retail lock up shop premises with rear pedestrian and small delivery vehicle access.

Maximum built depth	-	70' 3"
Maximum internal width	-	14' 5"
Total	-	906 sq ft

All dimensions and floor areas are approximate.

- * Pretty arched front display window
- * Large fascia/signage area
- * Inner front security grille
- * Fire and safety alarms (untested)
- * Suspended ceilings within inset lighting
- * Floor coverings
- * Store/tea point
- * Toilet
- * 1 parking space



TERMS:

To let on a new lease.

RENTAL:

£22,000 per annum exclusive.

RATEABLE VALUE:

Yet to be assessed.

EPC:

TBA.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VAT:

Applicable.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

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